

Planning and Development Department Update

DATE: October 9, 2015
TO: Mayor Setti D. Warren
FROM: James Freas, Acting Director of Planning and Development
RE: Friday Report
CC: Board of Aldermen
 Maureen Lemieux, Chief of Staff and Chief Financial Officer
 Dori Zaleznik, Chief Administrative Officer



This weekly report is intended to keep you informed of current development proposals and other noteworthy planning and development activities as follows:

Monday 10/12/15	Columbus Day – City Hall Closed
Tuesday 10/13/15	<ul style="list-style-type: none"> • Land Use Committee Public Hearing, 7:00 p.m., Aldermanic Chamber (Room 207) • Auburndale Historic District Commission, 7:30 p.m., Room 205 • Economic Development Commission, 7:30 p.m., Room 204
Wednesday 10/14/15	<ul style="list-style-type: none"> • Newton Housing Partnership, <i>cancelled</i> • Zoning and Planning Committee, 7:45 p.m., Room 205
Thursday 10/15/15	<ul style="list-style-type: none"> • Homelessness Continuum of Care Brookline-Newton-Watertown-Waltham, <i>cancelled</i> • Chestnut Hill Historic District Commission, <i>cancelled</i> • Conservation Commission, 7:00 p.m., Room 204

- **Land Use Committee Public Hearing:** The Committee will hold a Public Hearing on **Tuesday, October 13th** at 7:00 p.m. in the Aldermanic Chamber, Room 207, with Working Sessions to follow in Room 211. The following proposals will be discussed: **#160-15** (continued from 8/11/2015), to construct a second-story addition that will exceed the maximum allowed floor area ratio at **80 Deborah Road**; **#181-15** (continued from 9/10/2015), to add a third unit onto the rear of an existing two-family dwelling at **220-222 California Street**; **#150-15** (continued from 7/14/2015 and 8/4/2015), to change a nonconforming use to another nonconforming use in order to create a multi-family dwelling with five units, to waive one required parking stall, and to allow parking within the front setback at **15 South Gate Park**; **#148-15** and **(2)** (continued from 9/10/2015), to allow construction of a commercial building addition exceeding more than 20,000 square feet and waivers of the Deed Restriction for the Office Park at **180 Wells Avenue**; **#416-12(4)** (continued from 7/14/2015), to amend Special Permit #416-12(3) and allow an additional office use in the basement level, and **#416-12(5)** (continued on 9/10/2015), to amend Special Permit #416-12(4), to permit more than three customers and change the hours of operation of Modern Barre at **242-244 Commonwealth Avenue**; **#192-15**, to enlarge and reconfigure a nonconforming two-family at **403-405 Parker Street**; **#193-15**, to construct additions that will exceed the maximum allowable floor area ratio at **5 Green Park**; **#228-15**, to enlarge a nonconforming structure at **30 Moulton Street**; **#229-15**, to construct a detached structure containing an accessory apartment accessory to a single-family dwelling at **28 Orchard Avenue**; **#230-15** (withdrawn), to construct additions which will exceed the maximum allowable floor area ratio at **239 Cypress Street**; **#231-15**, to extend and alter a nonconforming use in order to construct four attached dwellings in two structures and extend a nonconforming side setback at **5-7** and **9-11 Carthay Circle**; **#232-15**, to extend a nonconforming single-family dwelling by constructing a 2nd floor addition at **166 Parmenter Road**; **#166-14(2)**, to extend the already nonconforming floor area ratio by enclosing an existing detached carport at **22 Lenox Street**; and **#233-15**, develop a laboratory utilizing rDNA research and technology at **49-55 Chapel Street (90 Bridge Street)**. Contact Alexandra Ananth at 617.796.1121 or aananth@newtonma.gov.
- **Auburndale Historic District Commission:** The Commission will meet on **Tuesday, October 13th** at 7:30 p.m. in Room 205. The following requests will be considered: **30 Williston Road**, to replace a garage; **17 Leighton Road**, to remove a deck and install a deck and kitchen addition to the rear and side; **20 Fern Street**, to install a second chimney; **84-86 Grove Street**, to install 35 solar panels on side and rear roof faces; **19 Hawthorne Avenue**, to replace asphalt roof with metal roof; Administrative discussion to include approval of meeting minutes and project updates. Contact Barbara Kurze at 617.796.1129 or bkurze@newtonma.gov.

- **Economic Development Commission:** The Commission will meet on **Tuesday, October 13th** at 7:30 p.m. in Room 204. Items on the agenda include: 2015 Business Excellence Awards planning; N2 Corridor update on consultant selection and next steps; MassChallenge update; Programs and Services update; Austin Street Update; rDNA permit-Siamab; Newton Needham Chamber/Greg Reibman; and any other business that may come before the Commission. **Contact Nancy Hyde at 617.796.1122 or nhyde@newtonma.gov.**
- **Zoning and Planning Committee:** The Committee will meet on **Wednesday, October 14th** at 7:45 p.m. in Room 205 to hear the following: **#109-15**, consideration of changes to the inclusionary housing provisions of the Zoning Ordinance to increase the required percentage of affordable units to 20%; **#108-15**, consideration of changes to Zoning Ordinance to create accessory apartments for seniors. **Contact James Freas at 617.796.1137 or jfreas@newtonma.gov.**
- **Conservation Commission:** The Commission will meet on **Thursday, October 15th** at 7:00 p.m. in Room 204. The following wetland applications will be heard: **Needham Street/Oak Street**, intersection reconstruction; **1 Nonantum Road**, after-the-fact filing for boathouse and docks; **888-898 Watertown Street**, reconstruction of parking lot in-place and in-kind; **178-180 Sumner Street**, informal discussion about constructing a garage. Certificate of Compliance Requests will be heard for **55 Boylston Street**, **Kessler Way Subdivision**, and **44 Olde Field Road**. Conservation area updates will be given. "Issues around town" will be discussed for the following: **300 Hammond Pond Parkway**; **MWRA Sudbury Aqueduct 8m license**; **Gas leaks**; and **City Roadway Salt Protocol**. Administrative matters will include review of meeting minutes, draft Tree Replacement Guidance, Aquatic Weed Control and Pond Management Guidance, and Minor Exempt Guidance. A detailed agenda can be found at www.newtonma.gov/gov/planning/conserv/age/2015_agendas_n_minutes.asp. **Contact Jennifer Steel at 617.796.1134 or jsteel@newtonma.gov.**
- **Community Preservation Committee NEW PROPOSALS:** The following proposals received for the October 1st regular Fy16 annual deadline are now online and scheduled for public hearings on **Thursday, November 5th**:
1930s Mural (Newton North High School), \$114,900 CPA request (historic resources – preservation & restoration), online from: www.newtonma.gov/gov/planning/cpa/projects/art.asp#1930s-mural
New Art Center (Newtonville), \$72,652 CPA request (historic resources – preservation planning), online from: www.newtonma.gov/gov/planning/cpa/projects/new_art_ctr.asp
 Written comments on either proposal received by October 16 can be forwarded to the CPC in advance of these hearings. The full agenda and any additional written materials for the November 5th meeting will be online by late October from [Committees & Meetings](#) on the CPC website at www.newtonma.gov/cpa. For assistance, **contact Program Manager Alice Ingerson at 617.796.1144 or aingerson@newtonma.gov.**
- **Newton Housing Partnership:** The Partnership's meeting on October 14th has been **cancelled**. **Contact Elizabeth Valenta at 617.796.1145 or evalenta@newtona.gov.**
- **Brookline-Newton-Watertown-Waltham Homelessness Continuum of Care:** The Continuum's meeting on October 15th has been **cancelled**. Please visit <http://www.newtonma.gov/gov/planning/hcd/homeassist.asp> for updates on a new meeting date once it has been rescheduled. **Contact Judith Menon at 617.796.1125 or jmenon@newtonma.gov.**
- **Chestnut Hill Historic District Commission:** The Committees meeting on Thursday, October 15th has been **cancelled**. **Contact Barbara Kurze at 617.796-1129 or bkurze@newtonma.gov.**